| 159.0 | 0005 | 0019.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 832,600 / 832,600 |
| | | | | | USE VALUE: | 832,600 / 832,600 |
| | | | | | ASSESSED: | 832,600 / 832,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 84 | | WAVERLY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HSU CHARLES & HSIEN-KAI |
| Owner 2: | WONG JENNIFER |
| Owner 3: | |
| Street 1: | 84 WAVERLY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HSU CHARLES - |
| Owner 2: | - |
| Street 1: | 84 WAVERLEY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1976, having primarily Vinyl Exterior and 1612 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 411,700 | 900 | 420,000 | 832,600 |
| Total Card | 0.138 | 411,700 | 900 | 420,000 | 832,600 |
| Total Parcel | 0.138 | 411,700 | 900 | 420,000 | 832,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.50 | /Parcel: 516.50

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

**User Acct** 105727

**GIS Ref**

**GIS Ref**

**Insp Date** 06/30/18

!12414!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 159.0-0005-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 411,700 | 900 | 6,000. | 420,000 | 832,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 400,300 | 900 | 6,000. | 420,000 | 821,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 400,300 | 900 | 6,000. | 420,000 | 821,200 | 821,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 296,200 | 1000 | 6,000. | 420,000 | 717,200 | 717,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 295,200 | 1000 | 6,000. | 354,000 | 650,200 | 650,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 295,200 | 1000 | 6,000. | 324,000 | 620,200 | 620,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 295,200 | 1000 | 6,000. | 276,000 | 572,200 | 572,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 281,600 | 1000 | 6,000. | 240,000 | 522,600 | 522,600 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 14:40:44 |

**LAST REV**

| Date | Time |
|---|---|
| 07/31/18 | 15:00:52 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12414

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HSU CHARLES, | 70172-431 | | 11/1/2017 | Convenience | 99 | No | No | | |
| HSU YUAN CHIH-- | 66247-575 | | 10/20/2015 | Convenience | 1 | No | No | | |
| | 21560-344 | | 11/1/1991 | | 210,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 105727 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/21/2006 | 797 | Redo Kit | 45,000 | | | G8 | GR FY08 | bath and 1/2 bath |
| 7/26/1994 | 373 | Manual | 7,900 | | | | | SIDING |
| 4/13/1992 | 129 | Manual | 1,000 | | | | | ENCLOSE BULKHEAD |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/30/2018 | MEAS&NOTICE | HS | Hanne S |
| 12/2/2008 | Measured | 345 | PATRIOT |
| 3/14/2007 | Permit Visit | BR | B Rossignol |
| 12/16/1999 | Mailer Sent | | |
| 12/7/1999 | Measured | 256 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

| Total AC/HA: | 0.13774 | Total SF/SM: | 6000 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 420,000 | Spl Credit | | Total: | 420,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1976 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 3.9 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 3.9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 140.00 |
| Size Adj.: | 1.30136466 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 182.173 |
| Other Features: | 96000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 428388 |
| Depreciation: | 16707 |
| Depreciated Total: | 411681 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

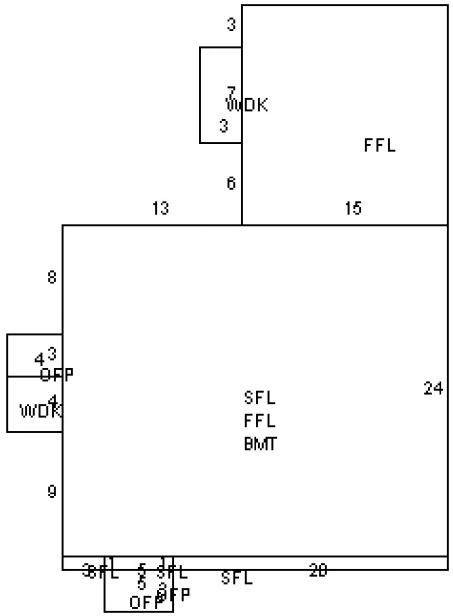
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 182.17 |
| Special Features: | 0 | Val/Su Net: | 174.97 |
| Final Total: | 411700 | Val/Su SzAd | 255.40 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 912 | 182.170 | 166,142 |
| SFL | Second Floor | 700 | 182.170 | 127,521 |
| BMT | Basement | 672 | 54.650 | 36,726 |
| WDK | Deck | 37 | 16.000 | 592 |
| OFP | Open Porch | 32 | 44.000 | 1,408 |
| | Net Sketched Area: | 2,353 | Total: | 332,389 |
| Size Ad | 1612 | Gross Area | 2353 | FinArea 1612 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

159.0-0005-0019.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 300 | A | AV | 2007 | 3.50 | T | 9.6 | 101 | | | 900 | | | 900 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 900 | Total Special Featues: | | Total: 900 |